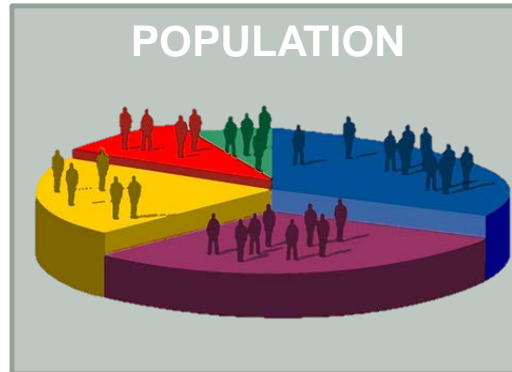


# Clark County 20-Year Comprehensive Plan Management Plan 2015-2035



Oliver Orjiako, Director, Community Planning



Board Work Session, January 21, 2015

010658

# Agenda

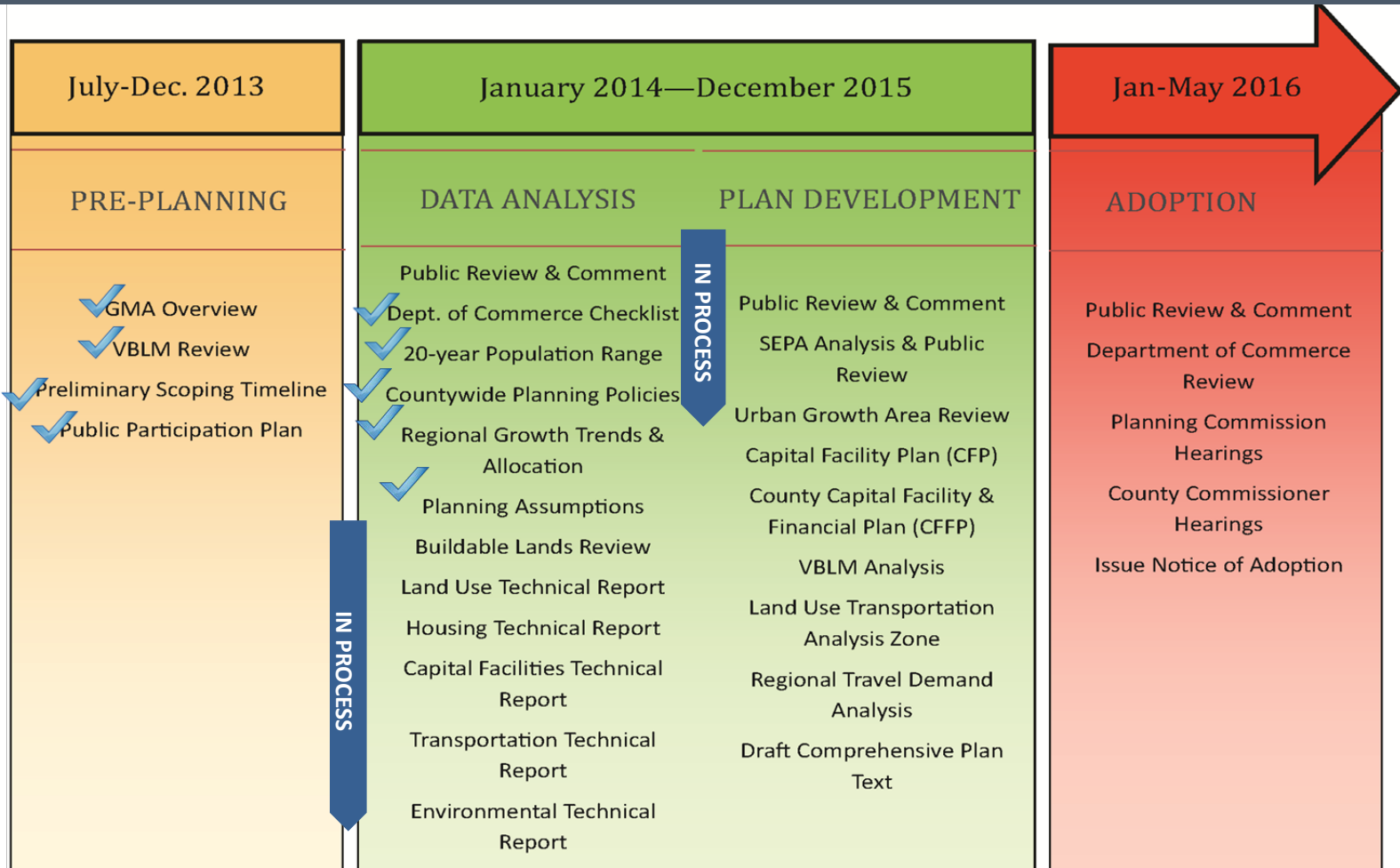


1. Purpose of the meeting
  - Progress to date
  - Comprehensive plan overview
  - Key decisions
  - SEPA review and update
  - Issues review and update



2. Next steps

# Comprehensive plan progress to date



# Comprehensive plan overview

## Growth Management Act requirements codified in RCW 36.70A

- Legislative Findings
- OFM Population growth projections
- Public Participation
- Mandatory Elements
- Coordination & consistent with jurisdictions
- Reviews and schedules



**Next update due by June 30, 2016**

# Comprehensive plan overview

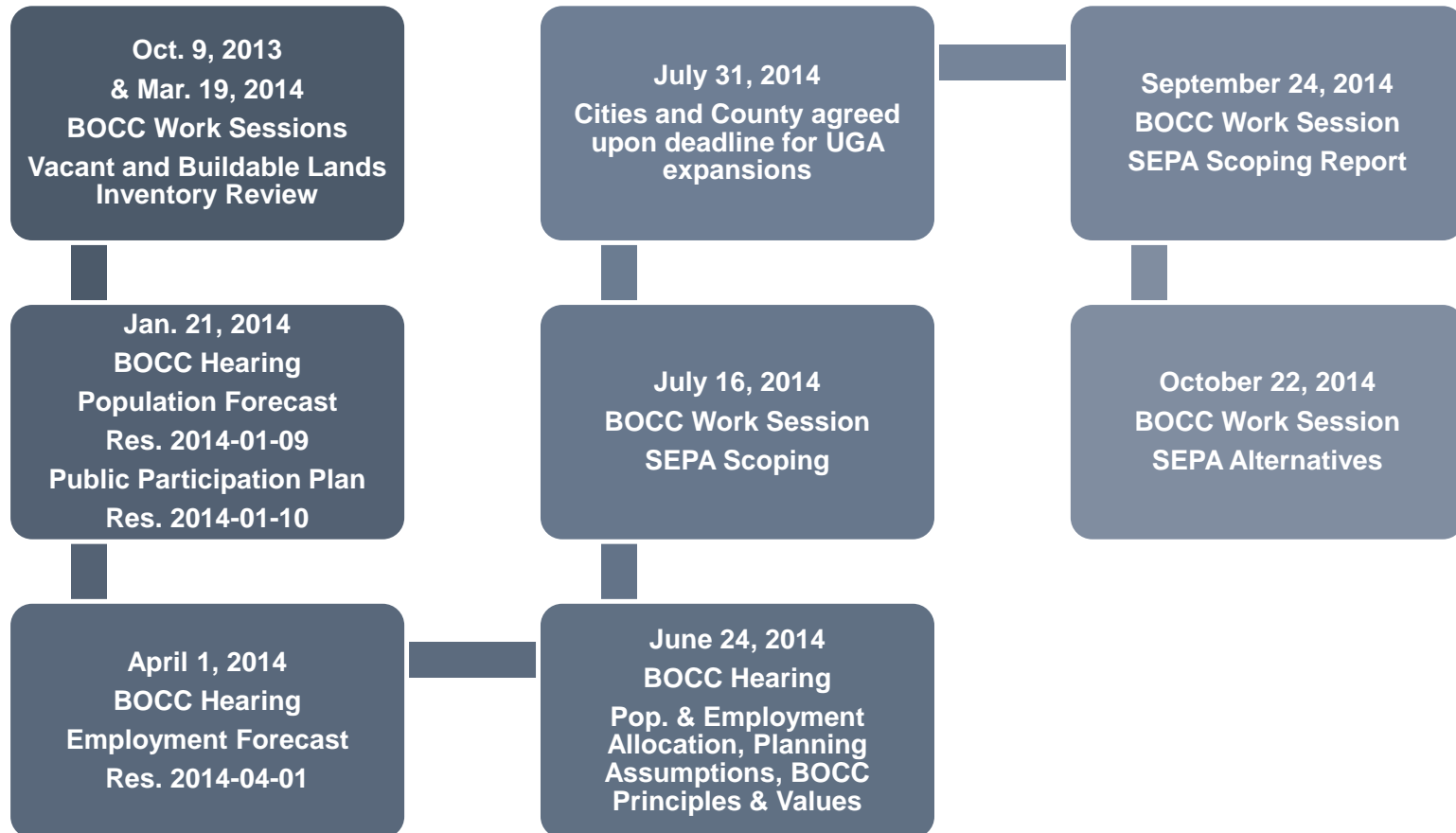
## Mandatory Elements

- Review Commerce checklist to capture recent amendments to the GMA
- Provide for a 20-year urban growth area land supply based on the OFM population projection and a jobs target (RCW 36.70A.110(2))
- Review mandatory elements: land use, housing, capital facilities plans, utilities, rural, transportation, economic development, parks and recreation (RCW 36.70A.070)
- Public participation required (RCW 36.70A.035)
- Natural resource lands and critical areas designated (RCW 36.70A.170)
- Critical area regulations based on Best Available Science (RCW 36.70A.172)
- Shoreline Master Program (Goal 14, RCW 36.70A.020)
- Update development regulations (Title 40) for consistency
- Ensure that county's and cities' comprehensive plans are consistent with each other (RCW 36.70A.040(4); 36.70A.100)

# Comprehensive plan overview

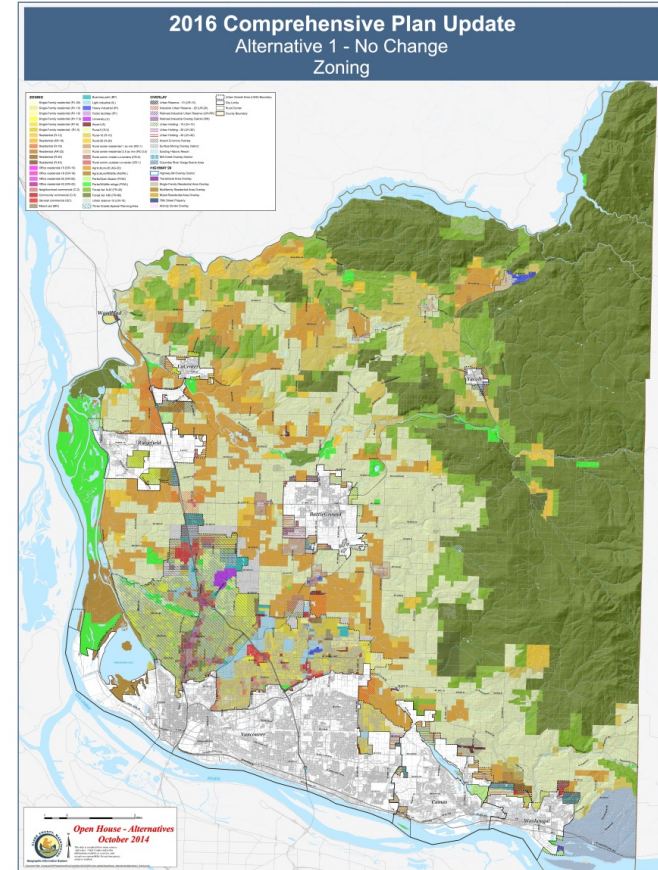
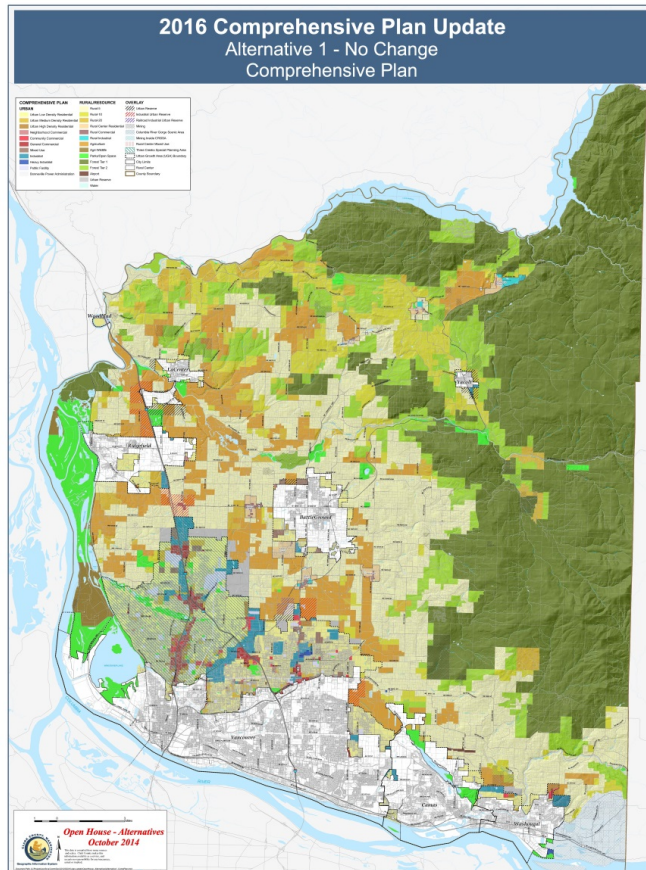
The county's comprehensive plan is currently in compliance with the GMA

# Key decisions to date



# SEPA review and process

**Alternative 1: No Action Alternative: the current Comprehensive Growth Management Plan, including current urban growth boundaries, policies, and implementation ordinances.**





# SEPA review and process

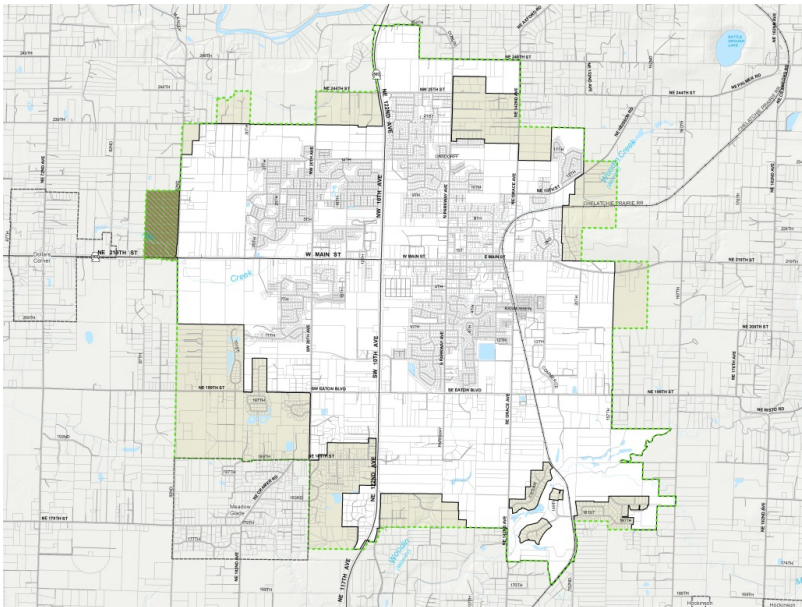
**Alternative 2: New planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the BOCC are reflected in this alternative.**

- FR-40/AG-20 to FR-20/AG-10, and R-20 to R-10, where appropriate
- Washougal UGA comp plan to zone consistency
- Expand Ridgefield UGA to include the Tri-Mountain Golf Course
- Single Rural Lands comp plan designation
- Single Rural Commercial comp plan designation
- Urban reserve (UR): designation and overlay
- Urban holding (UH): designation and overlay
- Public facilities zone
- Single Commercial comp plan designation
- Removal of Three Creeks Special Planning Area
- Removal of UH in the Fisher Swale area of the Vancouver UGA
- Mixed Use comp plan to zone consistency
- Sub area plans comp plan and zone changes
- Arterial Atlas updates

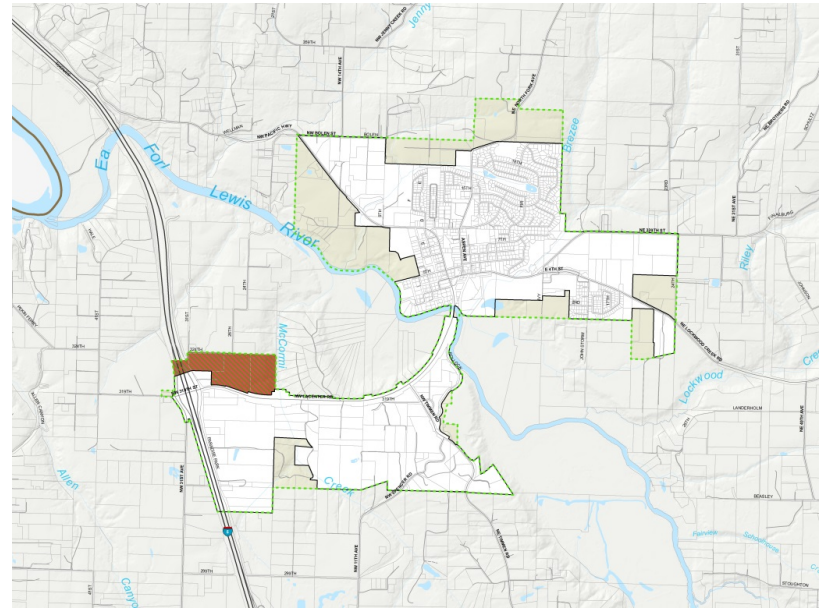
# SEPA review and process

**Alternative 3: The cities of Battle Ground and La Center are considering expanding their urban growth areas to add job lands.**

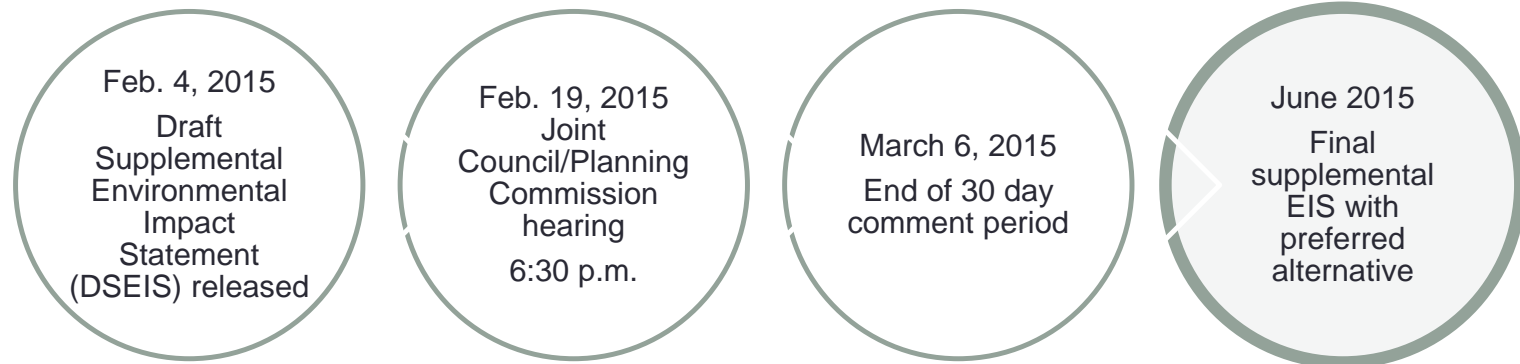
**Battle Ground UGA expansion**  
Proposed comp. plan designation of  
Mixed Use with Urban Holding overlay



**La Center UGA expansion**  
Proposed comp. plan designation of  
Commercial with Urban Holding overlay



# SEPA review and process



# 2016 review and update

- Keeping current urban growth areas (UGAs) for residential use because adequate land supply supports OFM population forecasts (Population and Employment Allocation; Res. 2014-06-17)
  - Ridgefield residential request received on October 22, 2014 for 102.5 acres of AG-20 land, not included in the draft SEIS analysis (WS. 2014-07-21, WS. 2014-09-24, and WS. 2014-10-22)
- Not doing site specific annual reviews/dockets in 2015 or 2016 (Res. 2014-06-16)
- Not preparing a full EIS; re-adopting the 2007 EIS which documented growth impacts and preparing a supplemental EIS (WS. 2014-07-16)

# 2016 review and update

- Keeping current resource land designations, as the county's plan designations are GMA-compliant (WS. 2014-07-16, WS. 2014-09-24, and WS. 2014-10-22) – see supporting maps
- Keeping Rural densities at Rural-5 zoning (1 dwelling per 5 acres) as the county's rural densities are GMA-compliant and nonconforming legal lots are recognized under Title 40 (WS. 2014-07-16, WS. 2014-09-24, and WS. 2014-10-22)

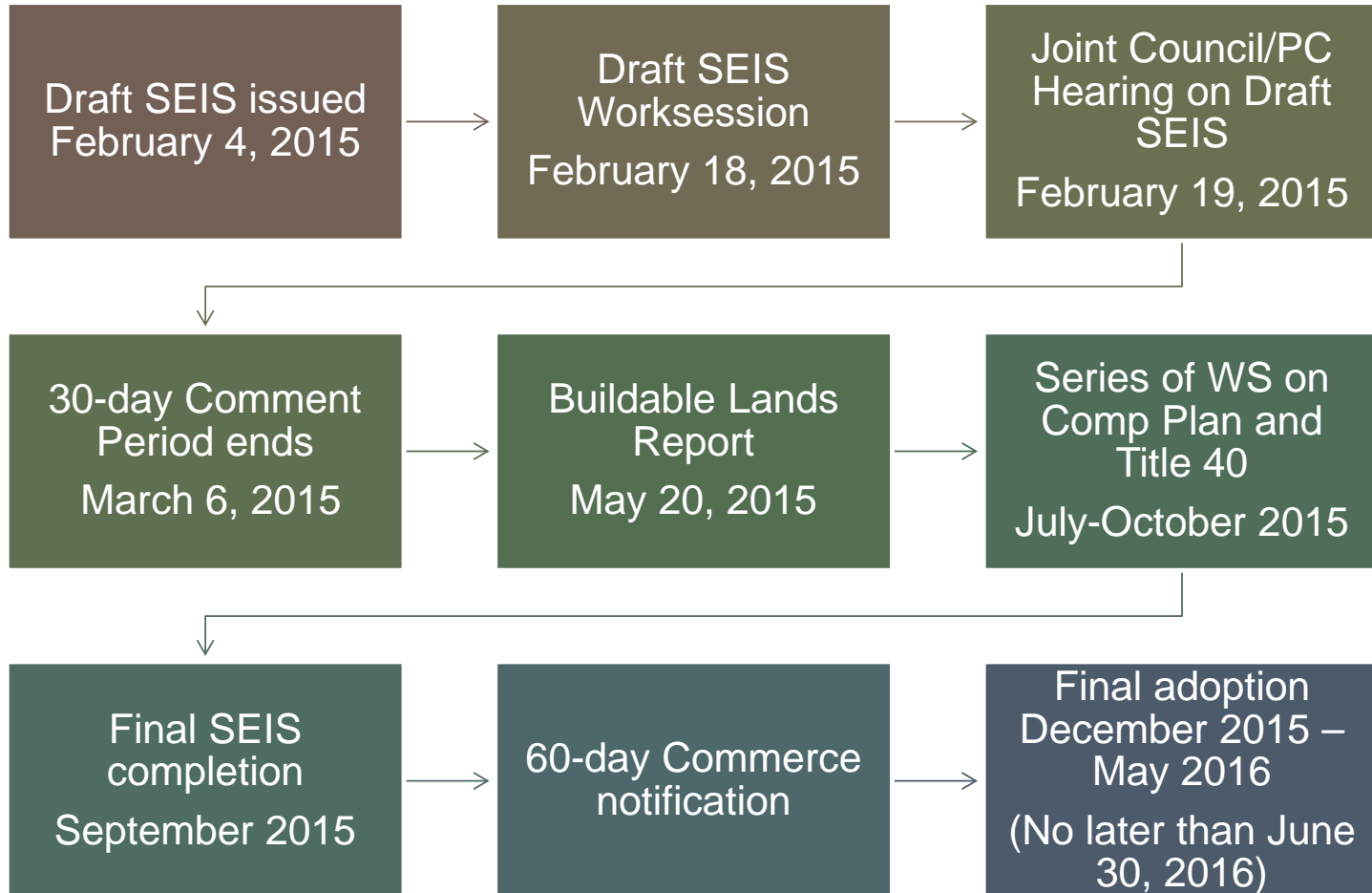
To date Clark County resource and rural designation are GMA-compliant per GMA WA Hearing Board and the courts.

# Issues review and update

## Keeping the current infrastructure deductions (Res. 2014-06-17)

- In 1992, GIS created the vacant land analysis, which assumed a tiered infrastructure deduction based on parcel size
- For the 1994 plan, Vacant Land Analysis assumptions for infrastructure were:
  - Residential infrastructure: 25%- 40% depending on acreage
  - Commercial and industrial: 25%
- The 2000 Plan Monitoring Report identified that built infrastructure occupied 27.5% of residential development
- For the 2004 and 2007 comp plans, infrastructure deductions were:
  - Commercial and industrial: 25%
  - Residential: 27.5%
- The 2009 Plan Monitoring Report identified that built infrastructure occupied:
  - Residential: 24.6%
  - Industrial: 19.6%
  - Commercial: 7.9%

# Next Steps



# Questions?



[www.clark.wa.gov/planning/](http://www.clark.wa.gov/planning/)